

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 21, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Andrew Lynch, Nick Patterson, Alyson Leahy, Dave Eckmann, Mark Craig, Chuck Ghidorzi, Jennifer Kramer, Craig Vincent, Vicki Trebian, Nathan Miller, Loretta Ulmschneider

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes from May 17, 2022.

Bohlken motioned to approve the minutes from the May 17, 2022 meeting. Bornemann seconded, and the motioned carried unanimously 6-0.

Discussion and possible action on request to approve a conditional use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that this is the second meeting for this item. There was not much feedback or concerns during the first meeting. Staff will look at the fence and parking lot when the permits are requested.

Brueggeman motioned to approve the conditional use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District. Bohlken seconded, and the motion carried unanimously 6-0.

Discussion and possible action on request to approve a conditional use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District.

Lenz said that this is the second meeting for this item. There was not much feedback from the first meeting. The use will be for a collision repair business instead of vehicle sales. The fence and parking lot will be reviewed by staff when the applications are made.

Brueggeman motioned to approve the conditional use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District. Bornemann seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Request to amend the general development plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District.

Lenz said that the former mall site is zoned PUD, and any new use requires an amendment to the general development plan. The specific implementation plan will need to come back to the commission for review.

Nick Patterson, T. Wall Enterprises, presented the plan to the commission and said that this will create an activity center with commercial retail and increase walkability. The underground parking will maximize the site. The first floor will be primarily retail and the above floors will be residential. The Sears ramp can be used to supplement parking. This will build up the downtown area.

Mayor Rosenberg opened the public hearing.

Alyson Leahy, Wausau River District, read a brief statement in support of the plan.

Dave Eckmann, Greater Wausau Chamber of Commerce, said that there is competition for talent and innovative companies and the Foundry on Third is part of that. This will create vibrancy. The neighborhood has lost hundreds of jobs. Companies chase talent. Eckmann strongly urged the commission to support the project.

Mark Craig, 3246 North 8th Street, said that he owns the property next to this and supports the plan. Housing is critical to the businesses in the downtown area. This is a homerun, and the city is lucky to have T. Wall.

Chuck Ghidorzi said that it has been a pleasure to work with the project to revitalize the area. This is a tremendous opportunity, and the area cannot compete without the secure underground parking. It has been encouraging working with the city. Ghidorzi said that they are laser focused to get to moving with the project.

Tyler Vogt, Malarkey's Pub, said that this plan is what the downtown businesses need. There is such a demand for this and the businesses need residents.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on request to amend the general development plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District.

Brueggeman motioned to amend the general development plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District. Watson seconded.

Bohlken said that some of the units on page 3 of plan are listed as Micro and asked for an explanation. Lenz said that according to the zoning code, the minimum square footage is 400 square feet per unit. Before the zoning code was updated, the minimum was 800 square feet. These units are shown to be 355 square feet.

Watson asked if the ceiling would be higher with the smaller units. Patterson said that he believed the units on the first floor are taller and every other floor would have 9' tall ceilings.

The motion carried unanimously 6-0. This item will go to Common Council on July 12, 2022.

PUBLIC HEARING: Request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District.

Lenz said that the petitioner is looking to put up a detached accessory structure, which would require a conditional use. The lot is rather large and there is adequate space. This structure would be for an indoor basketball court and bathroom area.

Jennifer Kraimer said that they have three children in basketball and volleyball and this opportunity would provide space for the kids. This bonds the family and would be awesome for the kids.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion on request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District.

Bornemann asked if this area would be just for their family. Kraimer confirmed this.

PUBLIC HEARING: Request to rezone 520 North 1st Avenue from TF-10, Two Flat Residential-10 Zoning District, to UMU, Urban Mixed-Use Zoning District.

Lenz said that this single parcel is zoned TF-10 and the petitioner would like to rezone the property to UMU, which is the zoning district of an adjacent parcel. The ultimate use would be for a parking lot, which would require a conditional use at a later date. The corner properties have been zoned to commercial zoning.

Craig Vincent said that they own 107 and 115 W Bridge Street and it makes sense to rezone the property to match the zoning.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on request to rezone 520 North 1st Avenue from TF-10, Two Flat Residential-10 Zoning District, to UMU, Urban Mixed-Use Zoning District.

Bohlken motioned to rezone 520 North 1st Avenue from TF-10, Two Flat Residential 10 Zoning District, to UMU, Urban Mixed Use Zoning District. Brueggeman seconded.

Brueggeman asked if the conditional use could be approved at this time. Lenz said that a public hearing must be held and the conditional use cannot be applied for until the property is rezoned.

Lindman said that he does not have a problem with the rezoning, but would need more information for the parking lot.

The motion carried unanimously 6-0. This item will go to Common Council on July 12, 2022.

PUBLIC HEARING: Request to amend the general development plan at 111 North Bellis Street to allow for an institutional residential facility, in a PUD, Planned Unit Development Zoning District.

Lenz said that this property is an existing PUD and it will have similar uses. The plan is not for a CBRF. This will be a more generic land use.

Vicki Trebian said that they received the project award for an institutional residential facility for the Wausau area. This is a large property with multiple units and is in the perfect location. The individuals will get the treatments that they need in a stable environment. Individuals can be at the facility for 90-120 days and will be taught living skills. Staff will be on duty 24 hours a day.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on request to amend the general development plan at 111 North Bellis Street to allow for an institutional residential facility, in a PUD, Planned Unit Development Zoning District.

Bornemann motioned to amend the general development plan at 111 North Bellis Street to allow for an institutional residential facility, in a PUD, Planned Unit Development Zoning District. Brueggeman seconded.

Mayor Rosenberg said that she is excited for the project and there is a need in the community for this.

The motion carried unanimously 6-0. This item will go to Common Council on July 12, 2022.

Discussion and possible action on vacating and discontinuing the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane, and 3318 Wildwood Lane.

Nathan Miller said that this item went to CISM on June 9, 2022. The City of Wausau should not be involved in this since the city is not the owner. Miller said that this item cannot go any further and the property owners would need to go through Circuit Court.

Bornemann motioned to vacate and discontinue the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane and 3318 Wildwood Lane. Watson second. The motion failed 6-0.

Discussion and possible action on amending the fencing standards of the Wausau Municipal Code 23.06.040.

Hebert said that a citizen placed a fence in 2017 without obtaining the permit. The fence was recently flagged for not having appropriate material. A suggestion was made to enclose the fence with permitted material. Staff considered the fencing similar to chicken wire. This is mainly a discussion item.

Loretta Ulmschneider showed the commission pictures of the fencing and said that it is not poultry fencing. It is a coated black vinyl and has a life of 20 years. Ulmschneider said the fencing is durable and does not want a privacy fence. Ulmschneider said the neighbors are fine with the fencing and did not know a permit was required. Ulmschneider said that she wants a safe place for her cats.

Lindman said that he wouldn't recommend changing the ordinance. Hebert added that the zoning template has been used for approximate 30 other communities in the state and is pretty standard.

Watson said that she would be interested in looking into the material. Brueggeman asked if this would be a temporary or permanent fence. Hebert answered that temporary fencing would be limited to a snow fence. A permit is not required for garden fencing. Brueggeman asked if there could be a square footage requirement. Hebert said that there is specific language in the zoning code. Watson asked if chicken wire would be allowed. Hebert said that a public hearing could be held and the ordinance could be drafted for a future meeting.

Bohlken said that the fencing looks very lightweight and could danger birds or other animals. Ulmschneider said that no birds have gotten hurt in the fencing that has been there for five years.

Miller said that no permit was obtained for this fence. The fence does not meet building code. There is the general policy not to amend an ordinance for one person.

Bornemann motioned to leave the zoning code as it is for fencing standards. Bohlken seconded. The motion carried 3-2.

Next meeting date.

The next meeting is scheduled for July 19, 2022.

Adjournment.

Watson motioned to adjourn, seconded by Bornemann. The motion carried unanimously 6-0 and the meeting adjourned at 6:00 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 19, 2022.